

CONSERVATION COMMISSION MEETING MINUTES

JULY 26, 2005

PRESENT: James Gage, Walter Moody, Jesse Amsel, David Hurley and Glenn Eberly (7:01)

ABSENT: Shawn Costello

STAFF

PRESENT: Reanna Goodreau, Recording Secretary

I. CALL TO ORDER:

Vice Chairman Hurley called the Ellington Conservation Commission meeting to order at 7:00 PM.

II. PUBLIC COMMENTS: NONE

III. NEW BUSINESS:

1. Discussion of Route 30 and Route 140

Commissioner Hurley requested a copy of the complete Milone and MacBroom study. Commissioner Moody noted that the Crystal Lake Association is concerned about run-off impacts on the lake.

TABLED TO THE AUGUST 30, 2005 MEETING.

IV. UNFINISHED BUSINESS:

1. Discussion of Town-Owned Open Space Parcels:
 - a. Shenipsit Street, APN 021-031-0005 (Tyler Drive Private Road Subdivision)

The commission discussed the difficulty of accessing the parcel. It was the consensus of the commission that this is a valuable open space parcel. They would like to consider alternative access ways.

- b. Shenipsit Street, APN 030-005-0000 (Donated by the Batz family)

Commissioner Amsel presented a map of the Batz property and noted the wooded areas, the wetlands, fields, and steep slopes. He noted that the scouts use the parcel for camping. The commission agreed that it would be beneficial in the future to add to this parcel.

c. Stein Road, APN 037-005-0082 (Ellington Highlands Subdivision)

Commissioner Hurley stated that this parcel is a great example of Ellington's town character and that it is a good buffer in this developed area.

The commission discussed suggesting the sale of some town-owned parcels to the Board of Selectmen. It was agreed that the commission would review town-owned parcels and invite the public to participate in a discussion about the possibility of selling. Once the commission made a decision, they would forward their request to the Board of Selectmen.

2. Discussion Regarding the Placement of Deed Restrictions on Land Acquired by Using Open Space Funds

Commissioner Hurley expressed his concern with using easements as a means to restrict uses on a parcel. He explained that deed restrictions seem to be a better way to enforce restrictions on a parcel. The commission agreed that it is important to have the proper instrument in place so that open space parcels remain the way it was intended in perpetuity. Commissioner Hurley stated that he will look into this topic further for the next meeting.

The commission agreed it would be a good to create files on the town owned parcels.

3. Discussion of Fee In-Lieu of Open Space

Commissioner Gage stated that the Planning & Zoning Commission (PZC) had agreed set up a PZC endorsed list of appraisers. He noted that the First Selectman had agreed to send a letter to certain appraisers to see if they wanted to be included on the list.

Commissioner Gage explained that Angel Trace, LLC has submitted an appraisal that was 1 year 9 months old. The PZC conditioned the subdivision approval to include an updated appraisal. He noted that the PZC agreed that appraisal should be current within 6 months.

4. Open Space Plan—Status

Reanna Goodreau stated that she had spoken with Bruce Hoben of Planimetrics and the draft open space plan should be ready for the commission's review at the August meeting.

V. ADMINISTRATIVE BUSINESS:

1. Approval of the June 28, 2005 Meeting Minutes

MOVED (GAGE), SECONDED (AMSEL) AND PASSED (ABSTAINED: HURLEY) TO APPROVE THE JUNE 28, 2005 MEETING MINUTES.

2. Correspondence:
 - a. Letter to DOT from DEP, dated 6/27/05 (DOT's General Permit for Utilities & Drainage)

SO NOTED.

MOVED (GAGE), SECONDED (EBERLY) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA: DISCUSSION OF THE STATUS OF PARCEL SELECTION FOR THE UPCOMING DEP GRANT APPLICATION.

MOVED (GAGE), SECONDED (MOODY) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA: DISCUSSION REGARDING A BOND REFERENDUM FOR OPEN SPACE.

THE COMMISSION ADDRESSED THE BOND REFERENDUM ITEM FIRST.

4. Discussion Regarding a Bond Referendum for Open Space

Commissioner Gage expressed his concern with the lack of open space funding by the Town and recommended that the commission request a bond referendum for the November election.

MOVED (GAGE), SECONDED (AMSEL) AND PASSED UNANIMOUSLY HAVE THE CONSERVATION COMMISSION SEND A LETTER TO THE APPROPRIATE BOARD REQUESTING THAT A \$2 MILLION BOND ISSUE FOR OPEN SPACE PURCHASES BE PUT ON REFERENDUM FOR THE NOVEMBER ELECTION.

3. Discussion of the Status of Parcel Selection for the Upcoming DEP Grant Application

Commissioner Gage stated that the commission should have parcels chosen for the upcoming grant application process. He noted that if there are no farmland parcels, that there are some additional parcels in the Porter Road section. Commissioner Hurley stated that he would be willing to investigate landowners' interest. The commission agreed that Commissioner Hurley should move forward with contacting landowners.

VI. ADJOURNMENT:

MOVED (AMSEL), SECONDED (EBERLY) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:37 PM.

Respectfully submitted,

Reanna Goodreau
Recording Secretary